

DOWNTOWN NORTH QUARTERLY BROWNFIELDS NEWSLETTER

SUMMARY

Welcome!

We are happy to bring you the Downtown North Quarterly Brownfields Newsletter. This publication will help keep local residents and other interested parties up to date on Brownfields redevelopment activities in Downtown North. Hard copies will be available for review at the *Lawson McGhee Library*. An online version is available at www.cityofknoxville.org/downtownnorth/brownfield.asp

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In this Eighth and final Edition of the Newsletter, we will review the City's progress during the last three years to address brownfields redevelopment in the Downtown North Neighborhood. The information presented in this issue is a summary of activities that has occurred during the last quarter and throughout the life of the project. After reviewing this newsletter, please call the City of Knoxville's Office of Redevelopment if you have any questions or comments. And remember, our Project Closeout Meeting is open to the public and will occur on September 22, 2014.

PROJECT BACKGROUND

The success of the South Waterfront Brownfields Assessment Grant project led to the City of Knoxville again submitting a grant proposal to the EPA for a \$400,000 Brownfields Assessment Grant to perform environmental assessments on properties in the Downtown North sector of the City, an area that is the focus of the Downtown North I-275 Redevelopment and Urban Renewal Plan. The City was awarded the grant funding in 2011 and conducted an inventory of brownfield sites in the area from which sites were prioritized based on their redevelopment potential. The Downtown North assessment project was conducted in a similar phased approach as with South Waterfront. The inventory of potential sites was narrowed down and seven sites were selected for Phase I assessment based on the willingness of the respective property owners to grant access to their properties. Subsequently, six Phase II assessments were performed on properties determined to need additional assessment.

Phase I and II environmental site assessments were conducted on the following properties:

- **Former Auto Sales and Service Property** — 835 N. Central Street
- **Former Southern Linen Property**—1013 N. Central Street
- **Former Lindsay Texaco Property**—1101 N. Central Street (Phase I ESA occurred prior to grant funding)
- **Former Sanitary Laundry Properties**—625 N. Broadway/ 750 Stone Street
- **Former Knoxville High Property**— 101 E. Fifth Avenue
- **Former Knox Tenn Property**—Irwin Street

Phase I environmental site assessments were conducted on the following sites:

- **Former Knox Tenn Property**—Central Street
- **Former Knox Tenn Property**—Bernard Avenue



Former Sanitary Laundry Property—625 N. Broadway

HOW THE GRANT HAS SET THE STAGE FOR REDEVELOPMENT

Asbestos and lead-based paint surveys were conducted on the former Historic Knoxville High, as well as a Phase II ESA, and the data obtained from the environmental assessments assisted in the proposed redevelopment of the former high school into 100 units of independent living for seniors. This adaptive reuse of the structure will allow seniors, some of whom may have attended there as former students, to live in the redeveloped high school. The redevelopment also provides affordable housing for senior residents in a revi-

talizing area of downtown. The redevelopment of the property is anticipated to be complete in 2015. This grant also set the stage for the removal of underground storage tanks (UST's) as part of a Phase II assessment on the former Lindsay Texaco Site. The site is across the street from the newly renovated Three Rivers Co-op Market and sits at the edge of the newly designated Happy Holler Historic District. The property has been vacant for a number of years and the presence of UST's significantly limited the development potential. With the removal of the tanks and sampling that was conducted as part of this grant, the property received a Final Approval of Non-Contaminated Closure for Regulated Tanks letter from TDEC, Division of Underground Storage Tanks and has recently sold to a new owner who has intentions of developing the property in the future with mixed use redevelopment.



Former Knoxville High Property—101 E. Fifth Avenue

NEXT STEPS FOR THE DOWNTOWN NORTH COMMUNITY

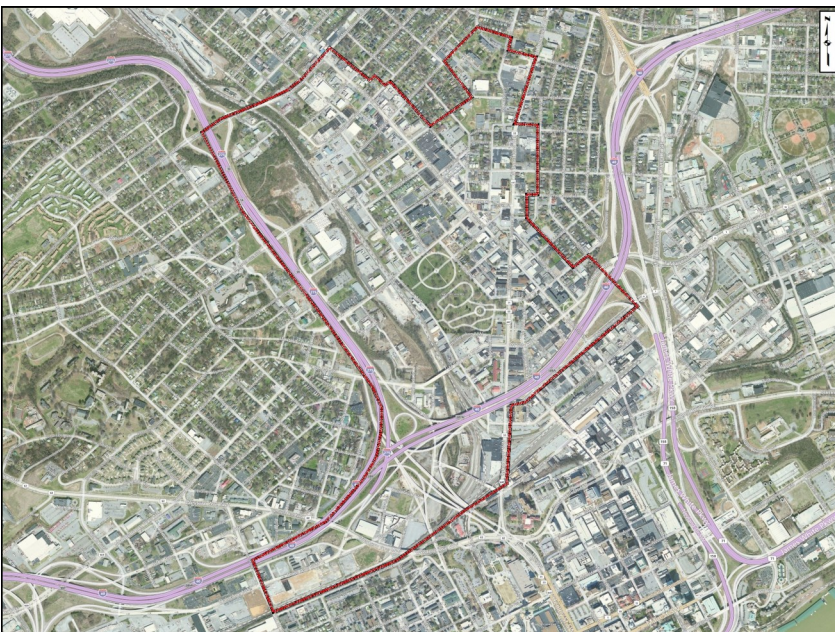
The City's Office of Redevelopment will continue to pursue opportunities for private investment in the Downtown North community to further the goal of cleaning up and putting contaminated sites back into productive use. This goal is part of the larger plan to create an integrated mixed use area with visual, pedestrian, vehicular and land use connections working together to capitalize on the success of the revitalization of adjacent downtown Knoxville. To date, several streetscape projects are underway, as well as a successful business façade improvement program. Several small specialty businesses have located in the area, plus a community-owned natural foods grocery store.



Former Auto Sales and Service Property.—835 N. Central Street

All field work has been completed on the Downtown North brownfields assessment project and all supporting documents submitted to the EPA, TDEC and relevant property owners. The next step in the City's plan to redevelop abandoned and under-utilized sites through collaboration with the EPA is to continue with site assessments, consider clean-up opportunities for sites and apply for EPA's Revolving Loan Fund (RLF). The RLF program is highly competitive, but it allows communities to apply for up to \$1,000,000 of EPA funds with a 20 percent or \$200,000 local match and is intended for clean-up of brownfield sites in partnership with private development. The brownfield programs with EPA have been a key strategy for moving property within the core of the city from disinvestment to investment and the Office of Redevelopment will continue to make this a priority.

DOWNTOWN NORTH BROWNFIELDS PROJECT AREA



UPCOMING EVENTS

Project Closeout Meeting Date:

September 22, 2014

The Public Meeting date is scheduled for 5:30 p.m. at All Occasions Catering, located 922 N. Central St.